

043.0

0004

0014.A

Map

Block

Lot

1 of 1  
CARD

ARLINGTON

Total Card / Total Parcel  
109,400 / 109,400  
USE VALUE:  
ASSESSED:  
109,400 / 109,400
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0	LOT	FRANKLIN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KIERNAN BRENDAN	
Owner 2: KIERNAN CHRISTY	
Owner 3:	

Street 1: 85 FRANKLIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: KEIRNAN JAMES P &amp; SHEILA A -

Owner 2: -

Street 1: 85 FRANKLIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This Parcel contains .202 Sq. Ft. of land mainly classified as Poten. Land

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	Poten. Land		8790		Sq. Ft.	Site		0	80.	0.16	1			Unbuild	-80					109,393						109,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
131	8790.000			109,400	109,400		30184
							GIS Ref
							GIS Ref
							Insp Date
							03/01/00

Source:		Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Entered Lot Size
Parcel ID		043.0-0004-0014.A						Total Land:
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	131	FV			0	8,790.	109,400	109,400
2021	131	FV			0	8,790.	109,400	109,400
2020	131	FV			0	8,790.	109,400	109,400
2019	131	FV			0	8,790.	116,200	116,200
2018	131	FV			0	8,790.	84,800	84,800
2017	131	FV			0	8,790.	73,800	73,800
2016	131	FV			0	8,790.	62,900	62,900
2015	131	FV			0	8,790.	61,500	61,500

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEIRNAN JAMES P	69242-472		5/5/2017	Convenience		1	No	No	
	12781-451		4/15/1975		50,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/1/2000		Vacant Lot								268		PATRIOT											
1/1/1919																							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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